



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA

Street Closing Report



Meeting Date: December 16, 2013

Reference Name	Street Closing – 150 linear feet of North LaSalle Street (SC1300003)	Jurisdiction	City
Request	To conduct a public hearing to consider the permanent closing of a 150 linear foot portion of North LaSalle Street		
Applicant	Withers & Ravenel	Submittal Date	July 9, 2013
Location	North of Hillsborough Road and east of US 15/501		
Recommendation	Approve permanent closing of the public right-of-way.		

A. Summary

Withers & Ravenel requests to permanently close a 150 linear foot segment of North LaSalle Street (Attachments 1 & 2). The right-of-way is currently open and also partially used as a parking lot for an adjacent structure. The right-of-way requested to be closed is along property owned by the “Leamon F Couch Jr Family Limited Partnership” and will be recombined with this adjacent property (Street Closing Plat, Attachment 3). The adjacent property is also proposed for redevelopment by Sheetz Incorporated (Case D1300189, Attachment 4).

B. Area Characteristics

The area surrounding the right-of-way is zoned Industrial-Light (IL), is in the Urban Tier, and is to the north of Hillsborough Road and west of Quebec Drive.

Adjacent Land Uses and Zoning			
	Uses	Zoning Districts	Overlay Districts
North	Commercial Parking Lot	IL	None
South	Vacant Commercial	IL	None
East	Restaurant	CN	None
West	Commercial	IL	None

C. Statutory Requirements

North Carolina Statute 160A-299 requires that the Governing Body make two findings prior to closing any street or alley. These are:

- 1) Closing the street or alley is not contrary to the public interest; and
- 2) No individual owning property in the vicinity of the street or alley or in which it is located would be deprived of reasonable means of ingress or egress to that property.

D. Code Requirements

Section 13.5.1 Access, of the Unified Development Ordinance requires that every buildable lot have access to a public or private street that is designed, constructed and maintained to the appropriate standards.

E. Service Impacts

This request was submitted to service agencies for review and comment. Their comments are shown below:

Service Agency Comments		
Service Agency	Comments	How Addressed
NCDOT	No comment	n/a
County - Fire Marshall	No impact	n/a
Durham County Sherriff	No comment	n/a
Emergency Medical Services	No comment	n/a
911	No comment	n/a
Durham Public Schools	No impact	n/a
City - Transportation	No impact	n/a
City - Engineering	No impact	n/a
City - Fire Department	No impact	n/a
City – Parks and Recreation	No impact	n/a
City – Solid Waste	No comment	n/a
City – Inspections	No impact	n/a
City – General Services	No comment	n/a
Police Department	No comment	n/a
Duke Energy	No impact	n/a
PSNC	No impact	n/a
Frontier	No impact	n/a
USPS Postmaster	No comment	n/a
Tax Assessor Office	No comment	n/a
Address Coordinator, GIS	No impact	n/a

F. Staff Analysis

The area surrounding the right-of-way is zoned Industrial-Light (IL) and Commercial Neighborhood (CN) and is in the Urban Tier. The proposed street

closing plat (Attachment 3) indicates that the requested right-of-way will be recombined with the adjacent property to the southwest. Staff finds the portion of North LaSalle Street requested for closure to have little to no value to the public-at-large and recommends approval of the street closing.

G. Recommendation

Approve the permanent closing of 150 linear feet of public right-of-way.

H. Staff Contact

Jacob Wiggins, Planner, 919.560.4137 ext. 28257 jacob.wiggins@durhamnc.gov

I. Attachments

1. Context Map
2. Aerial Map
3. Street Closing and Recombination Plat Reduction
4. Case D1300189 Site Plan
5. Street Closing Application
6. Street Closing Order